

**CITY OF CHICAGO ZONING BOARD OF APPEALS**  
**FRIDAY- August 16, 2019**  
**121 N. LaSalle Street- City Council Chambers- 2nd Flr.**

Approval of the minutes from the July 19, 2019 regular meeting of the Board.

Approval of the agenda for the August 16, 2019 regular meeting of the Board.

**9:00 A.M.**

<b>395-19-S</b>	<b>ZONING DISTRICT: RS-2</b>	<b>WARD: 34</b>
<b>APPLICANT:</b>	Shama Ministries	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	11136 S. Eggleston Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a group community home.	
<b>396-19-Z</b>	<b>ZONING DISTRICT: RS-2</b>	<b>WARD: 41</b>
<b>APPLICANT:</b>	Joseph M. Haugh	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	6429 N. New England Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the north side setback from the required 4' to 2.69', south setback from 4' to 3.15', combined side setback from 9.3' to 5.84' for a proposed two-story, rear addition, rear enclosed porch, and second floor addition to the existing single family residence.	
<b>397-19-S</b>	<b>ZONING DISTRICT: B3-3</b>	<b>WARD: 49</b>
<b>APPLICANT:</b>	Cally Raduenzel dba Cally's Curls & Co.	
<b>OWNER:</b>	CIG Howard Commercial, LLC	
<b>PREMISES AFFECTED:</b>	1627 W. Howard Street	
<b>SUBJECT:</b>	Application for a special use to establish a hair salon.	
<b>398-19-Z</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 47</b>
<b>APPLICANT:</b>	Dynaprop XXXII: 1226 Winnemac, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1226 W. Winnemac Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 40'-8" to 31'-8" for a proposed rear three-story addition and to convert the existing three dwelling unit building to a five dwelling unit building.	
<b>399-19-Z</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 47</b>
<b>APPLICANT:</b>	Dynaprop XXXII: 1226 Winnemac, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1226 W. Winnemac Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the required rear yard open space from the required 354 square feet to 323 square feet for a proposed rear three-story addition and to convert the existing three dwelling unit building to a five dwelling unit building.	

<b>400-19-S</b>	<b>ZONING DISTRICT: B3-1</b>	<b>WARD: 39</b>
<b>APPLICANT:</b>	Nadya Hope Salon, Inc.	
<b>OWNER:</b>	Polamer, Inc.	
<b>PREMISES AFFECTED:</b>	6142 N. Milwaukee Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a nail salon.	
<b>401-19-S</b>	<b>ZONING DISTRICT: B1-3</b>	<b>WARD: 50</b>
<b>APPLICANT:</b>	SRMP Executive Inc. dba Style and Smile Beauty Salon	
<b>OWNER:</b>	Ajaz Ali Khan	
<b>PREMISES AFFECTED:</b>	2435 W. Devon Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a hair and nail salon.	
<b>402-19-Z</b>	<b>ZONING DISTRICT: DR-3</b>	<b>WARD: 42</b>
<b>APPLICANT:</b>	Joseph Peterchak	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	77 E. Cedar Street	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 20.08' to zero for a proposed three-story rear addition with roof deck.	
<b>403-19-S</b>	<b>ZONING DISTRICT: B1-2</b>	<b>WARD: 50</b>
<b>APPLICANT:</b>	Aronson's for Beauty, Inc.	
<b>OWNER:</b>	Peter Fortsas	
<b>PREMISES AFFECTED:</b>	2921 W. Devon Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a hair salon.	
<b>404-19-S</b>	<b>ZONING DISTRICT: B1-3</b>	<b>WARD: 11</b>
<b>APPLICANT:</b>	C A Pioneer Holding, Inc.	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2801-07 S. Halsted Street/ 739-47 W. 28th Street	
<b>SUBJECT:</b>	Application for a special use to establish a four-story, thirty dwelling unit residential building.	
<b>405-19-Z</b>	<b>ZONING DISTRICT: B1-3</b>	<b>WARD: 11</b>
<b>APPLICANT:</b>	C A Pioneer Holding, Inc.	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2801-07 S. Halsted Street/ 739-47 W. 28th Street	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 30' to zero and to eliminate the one required off-street loading space for a proposed four-story, thirty dwelling unit residential building.	
<b>406-19-S</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 32</b>
<b>APPLICANT:</b>	Eclectic Nail Lounge, LLC	
<b>OWNER:</b>	Kimon Gabrielatos	
<b>PREMISES AFFECTED:</b>	1347 W. Belmont Avenue Floor G	
<b>SUBJECT:</b>	Application for a special use to establish a hair / nail salon.	

<b>407-19-Z</b>	<b>ZONING DISTRICT: RM-4.5</b>	<b>WARD: 43</b>
<b>APPLICANT:</b>	1913 N. Halsted Inc.	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1913 N. Halsted Street	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 39.3' to 32' for a proposed four-story, two dwelling unit building.	
<b>408-19-Z</b>	<b>ZONING DISTRICT: RM-4.5</b>	<b>WARD: 43</b>
<b>APPLICANT:</b>	1913 N. Halsted, Inc.	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1913 N. Halsted Street	
<b>SUBJECT:</b>	Application for a variation to establish a new curb cut to serve a proposed four-story, two dwelling unit building.	
<b>409-19-Z</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 2</b>
<b>APPLICANT:</b>	Peter Brejnak	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2138-40 W. Evergreen Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the front setback from the required 15' to 10.75', east setback from 2.14' to 0.04' (west setback to be 3.03'), combined side setback from 5.35' to 3.07' to allow the subdivision of a zoning lot in to two zoning lots. The existing building at 2138 W. Evergreen shall remain and be converted from three dwelling units to four dwelling units and four new parking stalls at the rear of the lot. The lot at 2140 W. Evergreen shall be vacant.	
<b>410-19-S</b>	<b>ZONING DISTRICT: B1-2</b>	<b>WARD: 40</b>
<b>APPLICANT:</b>	Alan Coyle	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2755 W. Lawrence Avenue	
<b>SUBJECT:</b>	Application for a special use to establish residential use below the second floor for a proposed four-story, six dwelling unit building with six car garage with roof deck accessed from the rear open porch.	
<b>411-19-Z</b>	<b>ZONING DISTRICT: B1-2</b>	<b>WARD: 40</b>
<b>APPLICANT:</b>	Alan Coyle	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2755 W. Lawrence Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 30' to 2' for a proposed four-story, six dwelling unit building with a six car garage with roof deck accessed from the rear open porch.	

<b>412-19-Z</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 4</b>
<b>APPLICANT:</b>	Metropole Group, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	4350 S. Berkeley Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the minimum lot area from the required 3,000 square feet to 2,955.12 for a proposed three-story, three dwelling unit building.	
<b>413-19-S</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 49</b>
<b>APPLICANT:</b>	JYM Investments, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2321 W. Howard Street	
<b>SUBJECT:</b>	Application for a special use to establish a one-lane drive through to serve a proposed one-story, restaurant.	
<b>414-19-S</b>	<b>ZONING DISTRICT: B3-1</b>	<b>WARD: 41</b>
<b>APPLICANT:</b>	Elite Cigar Lounge and Hookah Bar, Inc.	
<b>OWNER:</b>	Ernest A. Cheirgalos Trust dated October 19, 2010	
<b>PREMISES AFFECTED:</b>	6416 N. Lehigh Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a hookah bar.	
<b>415-19-S</b>	<b>ZONING DISTRICT: B3-1</b>	<b>WARD: 35</b>
<b>APPLICANT:</b>	7-Eleven, Inc.	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	4346 N. Kimball Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a gas station.	
<b>416-19-Z</b>	<b>ZONING DISTRICT: RS-3</b>	<b>WARD: 14</b>
<b>APPLICANT:</b>	Sze Wing Li	
<b>OWNER:</b>	Ernesto Esparza	
<b>PREMISES AFFECTED:</b>	4421 S. Drake Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the front setback from the required 39.97' to 15.17', north side setback from 2' to 1.40', south side setback from 2' to 1.57', combined side setback from 5' to 2.97' to permit the subdivision of one zoning lot into two zoning lots. The existing single family residence shall remain at 4421 S. Drake Avenue.	
<b>417-19-Z</b>	<b>ZONING DISTRICT: RS-3</b>	<b>WARD: 14</b>
<b>APPLICANT:</b>	Sze Wing Li	
<b>OWNER:</b>	Ernesto Esparza	
<b>PREMISES AFFECTED:</b>	4421 S. Drake Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the off-street parking from one non-conforming parking space to zero to allow the subdivision of one improved zoning lot into two zoning lots. The existing single family residence shall remain at 4421 S. Drake Avenue.	

<b>418-19-Z</b>	<b>ZONING DISTRICT: RS-3</b>	<b>WARD: 14</b>
<b>APPLICANT:</b>	Sze Wing Li	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	4423 S. Drake Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the front setback from the required 39.97' to 20' for a proposed two-story, single family residence.	
<b>419-19-Z</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 43</b>
<b>APPLICANT:</b>	1932 N. Fremont, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1932 N. Fremont Street	
<b>SUBJECT:</b>	Application for a variation to reduce the south side setback from the required 2' to 1' (north side to be 3'), combined side setback from 5' to 4' for a proposed three-story, single family residence.	
<b>420-19-S</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 44</b>
<b>APPLICANT:</b>	3524 Clark Street, LLC	
<b>OWNER:</b>	3524 N. Clark, LLC	
<b>PREMISES AFFECTED:</b>	3524 N. Clark Street	
<b>SUBJECT:</b>	Application for a special use to establish a medical cannabis dispensary.	
<b>421-19-Z</b>	<b>ZONING DISTRICT: RS-2</b>	<b>WARD: 23</b>
<b>APPLICANT:</b>	Tim & Susan Saffran	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	5343 S. Rutherford Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the required front setback from the required 21' to 16' for a proposed front porch to the existing two-story, residential building.	
<b>422-19-Z</b>	<b>ZONING DISTRICT: C1-1</b>	<b>WARD: 12</b>
<b>APPLICANT:</b>	United Developments and Investments II, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1551-59 W. 33rd Street	
<b>SUBJECT:</b>	Application for a variation to reduce the front setback from the required 7.63' to zero for a proposed one-story commercial building with five open parking stalls.	
<b>423-19-S</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 44</b>
<b>APPLICANT:</b>	Natural Nail Cafe Corp.	
<b>OWNER:</b>	Ni Brother Inc.	
<b>PREMISES AFFECTED:</b>	2831 N. Halsted Street 1N	
<b>SUBJECT:</b>	Application for a special use to establish a nail salon.	

<b>424-19-Z</b>	<b>ZONING DISTRICT: C2-2</b>	<b>WARD: 26</b>
<b>APPLICANT:</b>	Grand Palace, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2202-10 W. Grand Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the reverse corner lot side setback from 39.16' to zero for a proposed four-story, mixed use building with a twenty-three car private garage at the ground floor.	
<b>425-19-Z</b>	<b>ZONING DISTRICT: C2-2</b>	<b>WARD: 26</b>
<b>APPLICANT:</b>	Grand Palace, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2202-10 W. Grand Avenue	
<b>SUBJECT:</b>	Application for a variation to increase the height from the maximum 50' to 51.5' for a proposed five-story, mixed use building with an attached twenty-three car garage at ground floor.	
<b>426-19-Z</b>	<b>ZONING DISTRICT: C2-2</b>	<b>WARD: 26</b>
<b>APPLICANT:</b>	Grand Palace, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2202-10 W. Grand Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the minimum lot area per dwelling unit from the required 1,000 square feet to 939.94 square feet for a proposed five-story, mixed use building with an attached twenty-three car garage at the ground floor	
<b>427-19-S</b>	<b>ZONING DISTRICT: B3-1 / B1-1</b>	<b>WARD: 50</b>
<b>APPLICANT:</b>	CMC Pratt, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2751-59 N. Pratt Avenue / 6745 N. California Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a community center in an existing one-story building with a new second floor addition with retail space to remain.	
<b>428-19-Z</b>	<b>ZONING DISTRICT: B3-1/ B1-1</b>	<b>WARD: 50</b>
<b>APPLICANT:</b>	CMC Pratt, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2751-59 N. Pratt Avenue/ 6745 N. California Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the interior landscape from 406 square feet to 365 square feet, reduce the number of interior trees from three to one, eliminate the 7' landscape setback with three trees and twenty shrubs along Pratt and California Avenue, allow the 4' high ornamental fence to be located at the property line instead of 5' from the property line and to erect a 6' high wooden trash enclosure instead of a masonry enclosure to serve the proposed community center.	

<b>429-19-S</b>	<b>ZONING DISTRICT: B1-1</b>	<b>WARD: 19</b>
<b>APPLICANT:</b>	Kerry L. Butler dba Urban Naturals Salon	
<b>OWNER:</b>	Matija Dostal	
<b>PREMISES AFFECTED:</b>	1755-57 W. 95th Street	
<b>SUBJECT:</b>	Application for a special use to establish a beauty salon.	
<b>430-19-S</b>	<b>ZONING DISTRICT: PMD 8-A</b>	<b>WARD: 12</b>
<b>APPLICANT:</b>	Cook- DuPage Transportation Company, Inc.	
<b>OWNER:</b>	2005, LLC	
<b>PREMISES AFFECTED:</b>	2005 W. 43rd Street / 4328-4424 S. Damen Avenue	
<b>SUBJECT:</b>	Application for a special use to expand a major utilities and service for a proposed wash station, filling station, fleet vehicle storage and fleet vehicle repairs within an existing rear one-story portion of an existing five and one-story building.	
<b>431-19-S</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 2</b>
<b>APPLICANT:</b>	Svitlana Maldonado & Sophia Mamchur dba SBK Dog Club, Inc.	
<b>OWNER:</b>	1522 N Ashland, LLC	
<b>PREMISES AFFECTED:</b>	1522 N. Ashland Avenue	
<b>SUBJECT:</b>	Application for a special use to establish an animal boarding / daycare facility.	
<b>432-19-S</b>	<b>ZONING DISTRICT: B1-1</b>	<b>WARD: 4</b>
<b>APPLICANT:</b>	The Healthy Hair Boutique (La Joie Johnson)	
<b>OWNER:</b>	Fourstars, LLC	
<b>PREMISES AFFECTED:</b>	700 E. 47th Street, Suite C	
<b>SUBJECT:</b>	Application for a special use to establish a hair salon.	
<b>433-19-S</b>	<b>ZONING DISTRICT: RS-3</b>	<b>WARD: 34</b>
<b>APPLICANT:</b>	Aaron Mallory dba GRO Community	
<b>OWNER:</b>	Aaron Mallory dba Gro Real Estate, LLC	
<b>PREMISES AFFECTED:</b>	350 W. 109th Place	
<b>SUBJECT:</b>	Application for a special use to establish a transitional residence.	
<b>434-19-S</b>	<b>ZONING DISTRICT: C1-2</b>	<b>WARD: 27</b>
<b>APPLICANT:</b>	Hermon Baptist Church	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	3127-37 W. Carroll Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a religious assembly in a proposed two-story building with twenty-seven parking spaces.	

**2:00 P.M.**

<b>435-19-Z</b>	<b>ZONING DISTRICT: B3-3</b>	<b>WARD: 47</b>
<b>APPLICANT:</b>	Alfred J. Cantieri	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	4105 N. Lincoln Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 30' to 3.72' for a proposed second floor addition with one dwelling unit above the existing one-story retail building.	
<b>436-19-Z</b>	<b>ZONING DISTRICT: B3-3</b>	<b>WARD: 47</b>
<b>APPLICANT:</b>	Alfred J. Cantieri	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	4105 N. Lincoln Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the required automobile parking spaces from one to zero for a proposed second floor addition with one dwelling unit above the existing one-story, retail building.	
<b>437-19-S</b>	<b>ZONING DISTRICT: PMD-4</b>	<b>WARD: 27</b>
<b>APPLICANT:</b>	NB2M, LLC	
<b>OWNER:</b>	2201 West Fulton, LLC	
<b>PREMISES AFFECTED:</b>	2201 W. Fulton Street	
<b>SUBJECT:</b>	Application for a special use to establish an accessory off-site parking lot with twenty-nine parking stalls to serve a proposed industrial private event space located at 2145 W. Walnut Street.	
<b>438-19-Z</b>	<b>ZONING DISTRICT: PMD-4</b>	<b>WARD: 27</b>
<b>APPLICANT:</b>	NB2M, LLC	
<b>OWNER:</b>	2201 West Fulton, LLC	
<b>PREMISES AFFECTED:</b>	2201 W. Fulton Street	
<b>SUBJECT:</b>	Application for a variation to establish shared parking for twenty-nine parking spaces which will be shared between an existing industrial use located at 2201 W. Fulton and a proposed industrial private event space located at 2145 W. Walnut Street which will have different peak parking demands.	
<b>439-19-S</b>	<b>ZONING DISTRICT: PMD-4</b>	<b>WARD: 27</b>
<b>APPLICANT:</b>	NB2M, LLC	
<b>OWNER:</b>	2201 W. Fulton, LLC	
<b>PREMISES AFFECTED:</b>	215 N. Leavitt	
<b>SUBJECT:</b>	Application for a special use to establish twenty five accessory off-site parking spaces in an existing lot to serve the proposed industrial event space located at 2145 W. Walnut Street.	

<b>440-19-Z</b>	<b>ZONING DISTRICT: PMD-4</b>	<b>WARD: 27</b>
<b>APPLICANT:</b>	NB2M, LLC	
<b>OWNER:</b>	2201 W. Fulton, LLC	
<b>PREMISES AFFECTED:</b>	215 N. Leavitt Street	
<b>SUBJECT:</b>	Application for a variation to establish shared parking for eleven of the twenty five parking spaces which will be shared between an existing industrial use located at 2201 W. Fulton Street and a proposed industrial private event space located at 2145 W. Walnut Street.	
<b>441-19-Z</b>	<b>ZONING DISTRICT: RM-4.5</b>	<b>WARD: 43</b>
<b>APPLICANT:</b>	1956 North Orchard Street, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1956 N. Orchard Street	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 34.35' to zero for a proposed rear, one-story addition to the existing three-story, single family residence with an attached garage.	
<b>442-19-Z</b>	<b>ZONING DISTRICT: RS-3</b>	<b>WARD: 47</b>
<b>APPLICANT:</b>	Public Building Commission of Chicago	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	4540 N. Campbell Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the front setback from the required 20' to 5.87', north setback from 22.5' to 2.5' for a proposed three-story addition to an existing three-story school.	
<b>443-19-Z</b>	<b>ZONING DISTRICT: RS-3</b>	<b>WARD: 47</b>
<b>APPLICANT:</b>	Public Building Commission of Chicago	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	4540 N. Campbell Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the existing landscape setback along Maplewood Avenue from the required 7' to 6'-8", eliminate approximately fifty shrubs in the existing landscape setback and to allow the existing ornamental fence to remain at the property line instead of 5' from the property line for a proposed three-story addition to an existing three-story school.	
<b>444-19-S</b>	<b>ZONING DISTRICT: B1-1</b>	<b>WARD: 19</b>
<b>APPLICANT:</b>	CIBC Bank USA	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	3040 W. 111th Street	
<b>SUBJECT:</b>	Application for a special use to establish a drive through facility that will serve a proposed one-story bank.	

<b>445-19-Z</b>	<b>ZONING DISTRICT: B1-1</b>	<b>WARD: 19</b>
<b>APPLICANT:</b>	CIBC Bank USA	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	3040 W. 111th Street	
<b>SUBJECT:</b>	Application for a variation to reduce the east side setback from 8' to zero for a proposed one-story bank with a drive-through facility with an accessory parking abutting a residential district.	
<b>446-19-S</b>	<b>ZONING DISTRICT: DX-5</b>	<b>WARD: 25</b>
<b>APPLICANT:</b>	Banana Glades, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	24 S. Morgan Street	
<b>SUBJECT:</b>	Application for a special use to lease thirty-two of the seventy-three required residential parking spaces which are located on the first through third floors in an existing eleven-story, mixed use building which contains seventy-nine parking spaces.	
<b>447-19-S</b>	<b>ZONING DISTRICT: DX-5</b>	<b>WARD: 25</b>
<b>APPLICANT:</b>	Banana Glades, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	24 S. Morgan Street	
<b>SUBJECT:</b>	Application for a special use to establish six non-accessory parking spaces within the first through third levels in an existing eleven-story mixed use building with seventy-nine parking spaces.	
<b>448-19-S</b>	<b>ZONING DISTRICT: B3-5</b>	<b>WARD: 48</b>
<b>APPLICANT:</b>	MQS Group, LLC	
<b>OWNER:</b>	Edgewater Beach Apartment Corporation	
<b>PREMISES AFFECTED:</b>	5557 N. Sheridan Road	
<b>SUBJECT:</b>	Application for a special use to establish a tavern.	
<b>449-19-S</b>	<b>ZONING DISTRICT: B1-2</b>	<b>WARD: 17</b>
<b>APPLICANT:</b>	Kelvin Neal	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	7759 S. Halsted Street	
<b>SUBJECT:</b>	Application for a special use to establish a hair salon.	
<b>450-19-Z</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 43</b>
<b>APPLICANT:</b>	2577 N. Clark Land Trust	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2577-79 N. Clark Street	
<b>SUBJECT:</b>	Application for a variation to reduce the required off-street parking spaces from one to zero to allow the conversion of an existing office space on the second floor of a two-story mixed use building to a dwelling unit.	

<b>451-19-S</b>	<b>ZONING DISTRICT: B3-1</b>	<b>WARD: 38</b>
<b>APPLICANT:</b>	Black Dagger Inc.	
<b>OWNER:</b>	Gladys R. Wilson and Associates	
<b>PREMISES AFFECTED:</b>	3431 N. Harlem Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a body art service (tattoo shop).	
<b>452-19-S</b>	<b>ZONING DISTRICT: B1-1</b>	<b>WARD: 19</b>
<b>APPLICANT:</b>	Bianca Salazar dba Hair Loft, LLC	
<b>OWNER:</b>	Vince Barraco of Brock's 2, LLC	
<b>PREMISES AFFECTED:</b>	3010 W. 111th Street	
<b>SUBJECT:</b>	Application for a special use to establish a hair salon.	
<b>453-19-Z</b>	<b>ZONING DISTRICT: RS-3</b>	<b>WARD: 9</b>
<b>APPLICANT:</b>	Public Building Commission	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	10538 S. Langley Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the front setback from the required 20' to 8.58', south side setback from 28.41' to 10.41' for a proposed four-story addition to an existing four-story school.	
<b>454-19-Z</b>	<b>ZONING DISTRICT: RS-3</b>	<b>WARD: 9</b>
<b>APPLICANT:</b>	Public Building Commission of Chicago	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	10538 S. Langley Avenue	
<b>SUBJECT:</b>	Application for a variation to exceed the floor area ratio .9 of 57,883.5 square feet to the maximum 59,022 square feet for a proposed four-story addition to the existing four-story school.	
<b>455-19-Z</b>	<b>ZONING DISTRICT: RS-3</b>	<b>WARD: 9</b>
<b>APPLICANT:</b>	Public Building Commission of Chicago	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	10538 S. Langley Avenue	
<b>SUBJECT:</b>	Application for a variation to eliminate the one required loading berth for a proposed four-story addition to the existing four-story school.	
<b>456-19-Z</b>	<b>ZONING DISTRICT: RS-3</b>	<b>WARD: 9</b>
<b>APPLICANT:</b>	Public Building Commission of Chicago	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	10538 S. Langley Avenue	
<b>SUBJECT:</b>	Application for a variation to eliminate the required 7' landscape setback (with seven trees and approximately fifty shrubs), along E. 105th Pl. and S. Langley Avenue, eliminate interior landscape requirement (approximately 1, 221 square feet with ten shrubs), allow the existing 4' high ornamental fence to remain at the property line instead of 5' from the property line for a proposed four-story addition to an existing four-story school.	

**457-19-S** **ZONING DISTRICT: PMD-4A** **WARD: 27**  
**APPLICANT:** Moonlight Studios, Inc.  
**OWNER:** DDP Enterprises, LLC  
**PREMISES AFFECTED:** 1455 W. Hubbard Street  
**SUBJECT:** Application for a special use to establish an accessory off-site parking lot with seventeen required parking spaces to serve a proposed industrial private event space located at 1446 W. Kinzie Street

**458-19-Z** **ZONING DISTRICT: PMD-4A** **WARD: 27**  
**APPLICANT:** Moonlight Studios, Inc.  
**OWNER:** DDP Enterprises, LLC  
**PREMISES AFFECTED:** 1455 W. Hubbard Street  
**SUBJECT:** Application for a variation to establish shared parking for seventeen parking spaces for non-residential use with different peak hours to accommodate the required parking for a proposed industrial private event space located at 1446 W. Kinzie Street

**459-19-S** **ZONING DISTRICT: PMD-14** **WARD: 35**  
**APPLICANT:** GW Addison Kimball, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3343 W. Addison Street  
**SUBJECT:** Application for a special use to increase the maximum floor area to 10,269 square feet for a proposed one-story restaurant with a drive through facility.

#### CONTINUANCES

**382-19-S** **ZONING DISTRICT: PMD-14** **WARD: 35**  
**APPLICANT:** GW Addison Kimball, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3343 W. Addison Street  
**SUBJECT:** Application for a special use to establish a one-lane drive through facility to serve a proposed one-story restaurant.

**241-19-S** **ZONING DISTRICT: M3-3** **WARD: 22**  
**APPLICANT:** Frenchy Soccer Development, LLC  
**OWNER:** Heneghan Wrecking Company Inc. / Heneghan Wrecking and Excavating Co, Inc.  
**PREMISES AFFECTED:** 4201 W. 36th Street  
**SUBJECT:** Application for a special use to allow a sports and recreation, participant 149 person capacity (indoor soccer field) in an existing one-story warehouse.

**309-19-S** **ZONING DISTRICT: B3-2** **WARD: 12**  
**APPLICANT:** Maria Castro  
**OWNER:** Javier Galindo  
**PREMISES AFFECTED:** 2878 W. Cermak Road  
**SUBJECT:** Application for a special use to establish a beauty salon.

<b>339-19-Z</b>	<b>ZONING DISTRICT: RM-4.5</b>	<b>WARD: 26</b>
<b>APPLICANT:</b>	Sonny Montijo	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	3219 W. Mclean Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the west setback from the required 2' to 1' (east to be 3.58') combined side setback from 5' to 4.58' for a proposed fourth floor addition to the existing three-story building to be converted with partial enclosure over the existing rear open porch and will convert from two dwelling units to three dwelling units.	
<b>343-19-Z</b>	<b>ZONING DISTRICT: C1-2</b>	<b>WARD: 30</b>
<b>APPLICANT:</b>	Wilmot Construction Inc.	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	3114 N. Ridgeway Avenue / 3105-19 N. Milwaukee Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the minimum lot area per dwelling unit from the required 1,000 square feet to 905.58 square feet for a proposed four-story, mixed use building with an attached thirty-two car garage.	
<b>344-19-Z</b>	<b>ZONING DISTRICT: C1-2</b>	<b>WARD: 30</b>
<b>APPLICANT:</b>	Wilmot Construction Inc.	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	3114 N. Ridgeway Avenue / 3105-19 N. Milwaukee Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the off-street parking from the required forty on-site accessory parking spaces to thirty-two to serve a proposed four-story, mixed use building with an attached thirty-two car garage.	
<b>356-19-Z</b>	<b>ZONING DISTRICT: RS-3</b>	<b>WARD: 1</b>
<b>APPLICANT:</b>	Robert Linn	
<b>OWNER:</b>	Leeward, LLC-Series 1759	
<b>PREMISES AFFECTED:</b>	2457 N. Artesian Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the north side setback from the required 2' to zero (south side setback to be 3') , combined side setback from 5' to 3' for a proposed two-story, single family residence.	
<b>359-19-Z</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 32</b>
<b>APPLICANT:</b>	Chi Partners, LLC 2711 Washtenaw Series	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2711 N. Washtenaw Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the minimum lot area from the required 4,000 square feet to 3,893 square feet to add a fourth dwelling unit to an existing three-story, three dwelling unit building.	

<b>360-19-Z</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 32</b>
<b>APPLICANT:</b>	Chi Partners, LLC 2711 Washtenaw Series	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2711 N. Washtenaw Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the required off-street parking from four to three spaces for the proposed addition of a fourth dwelling unit in an existing three-story, three dwelling unit building.	
<b>361-19-Z</b>	<b>ZONING DISTRICT: RM-4.5</b>	<b>WARD: 43</b>
<b>APPLICANT:</b>	Linlin Bai	
<b>OWNER:</b>	Linlin Bai and Yi Zhang	
<b>PREMISES AFFECTED:</b>	2054 N. Burling Street	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 21.56' to 13.33', front setback from 9.24' to 2.5', south setback from 2' to 0.89', combined side setback from 5' to 4.23', roof top feature setback from 20' to 7.5' for a proposed front patio pit, roof deck with rooftop stairway enclosure and a rear two-story addition to the existing two-story, single family residence.	
<b>368-19-S</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 1</b>
<b>APPLICANT:</b>	FH7 Wicker Park, LLC	
<b>OWNER:</b>	RSR Chicago, LLC	
<b>PREMISES AFFECTED:</b>	1425 N. Milwaukee Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a hair and nail salon.	
<b>369-19-S</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 1</b>
<b>APPLICANT:</b>	FH7 Wicker Park, LLC	
<b>OWNER:</b>	RSR Chicago, LLC	
<b>PREMISES AFFECTED:</b>	1425 N. Milwaukee Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a massage establishment.	
<b>370-19-S</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 1</b>
<b>APPLICANT:</b>	FHY Wicker Park, LLC	
<b>OWNER:</b>	RSR Chicago, LLC	
<b>PREMISES AFFECTED:</b>	1425 N. Milwaukee Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a body art service to provide microblading / permanent makeup.	
<b>386-19-Z</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 43</b>
<b>APPLICANT:</b>	Keeper Property Holdings, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1920 N. Kenmore Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the front setback from the required 9.41' to zero, west setback from 11.38' to zero, north setback from 11.38' to zero, combined side setback from 28.44' to zero, rear setback from 28.14' to zero, roof top feature setback from 20' to 6.17' for a proposed two-story, single family residence with an attached three-car garage, rooftop penthouse roof decks and pergolas.	

**387-19-Z** **ZONING DISTRICT: RT-4** **WARD: 43**  
**APPLICANT:** Keeper Property Holdings, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1920 N. Kenmore Avenue  
**SUBJECT:** Application for a variation to reduce the rear yard open space from the required 328.35 square feet to zero for a proposed two-story, single family residence with an attached three-car garage, rooftop penthouse roof decks and pergolas.

**394-19-S**                   **ZONING DISTRICT: B1-2**                   **WARD: 48**  
**APPLICANT:**                Board of Education of City of Chicago  
**OWNER:**                    Shopping Center BF, LLC  
**PREMISES AFFECTED:**    5300 N. Broadway  
**SUBJECT:**                Application for a special use to establish a public Pre-Kindergarten school.

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of July 19, 2019.

## Discussion and adoption of updates to the Board's Rules of Procedure.

## Adjournment.